

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

OFFICE OF THE CITY MANAGER

LTC # 407-2016

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: October 4, 2016

SUBJECT: **Miami Beach Convention Center Construction Project Update**

The purpose of this LTC is to update the Mayor and City Commission on the Miami Beach Convention Center Renovation and Expansion Project through the month of August 2016. Project dashboard is attached as Exhibit A and a corresponding Budget Summary Breakdown is attached as Exhibit B. In addition, narrative updates are as follows:

TRADE BIDDING

The trade contractor bidding was completed in July, 2016. Refer to Exhibit B1 (Trade Contract Buyout) for a detail cost summary of the over/under on each contract.

GUARANTEED MAXIMUM PRICE (GMP)

Direct Purchase

The City continues its direct purchase of materials for the project, heading toward a budgeted sales tax savings of \$6 million. Through August 31, the City has directly purchased \$48.6 million in materials resulting in an estimated sales tax savings of \$2.8 million.

Construction Manager's (CM) Contingency

Refer to Exhibit B1 for a summary of the total CM Contingency use to date.

For the month of August, \$678K was utilized to bring the total to \$10.1 million out of the \$29.7 million CM contingency. \$428K were for trade costs and \$249K were for general requirement costs. To date, \$1.8 million has been used for trade contract buyout, \$6.5 million for trade costs change orders, and \$1.7 million for general requirements. As previously discussed in past Project Update LTCs, costs related to the construction of the project that are identified as "interim funding" on Exhibit B1 (Trade Costs) are being audited to determine if they are costs to be borne by the trade contractors, the CM Contingency, or the Owner's Contingency.

GMP Reconciliation

As previously reported, the City established a \$29.7 million Construction Manager's contingency and a \$35.0 million Owner's Contingency. As of August 31, Clark estimated that the project needs to utilize approximately \$47 million of the combined \$64.7 million in contingency to reconcile the GMP.

Clark continues to work with its subcontractors to provide updated GMP reconciliation proposals in the format requested by the City for proper evaluation pursuant to the contract. The City and its project team (including the owner's representative and cost estimators) are

currently assessing the scope of the change, true cost of the change, and the responsible party pursuant to the contract.

Meetings with Clark staff, subcontractors and the project's dispute avoidance panel commenced in September and will continue through November in an effort to bring closure to the reconciliation process.

Construction Draw

Taking into account direct purchases and payments for the construction, a total of \$127.4 million, or 24.8%, of the total updated GMP amount of \$513.4 million has been paid through August 2016. For a detailed breakdown, refer to Exhibit B (GMP + Direct Purchases Line Item).

DESIGN and PERMIT STATUS

The construction documents are 100% complete incorporating comments from all governing agencies including the City's fire and building departments. Revisions to the plans incorporating revised street regrading (required as a result of City code changes after GMP), revised Convention Center Drive street redesign (as a result of the headquarter hotel not being approved) and additional engineering site visits (requested by the Construction Manager) have required additional costs to be allocated to the design firm.

The project is no longer under a phased permit, as it received its final building permit approval on August 22, 2016.

SCHEDULE

Clark continues to focus its work base on a recovery plan that delivers the 2016 Art Basel milestone (November 17, 2016) on time. The work to be delivered for Art Basel has been vetted and agreed to by the Art Basel planning team.

As stated last month, to make this happen, certain construction activities that Clark originally planned to occur in 2016 will take place in 2017, after the Art Basel event. To compensate for deferring work, the plan includes the use of temporary restrooms, temporary building closures on the east façade, temporary lighting, temporary east meeting room finishes, exposed concrete flooring on the east side, and temporary means of egress.

The overall recovery schedule to address the 2018 project completion is still being prepared by Clark.

CONSTRUCTION

Key construction activities for the month of August included:

- North Addition: Continued construction of the east helix (ramp to parking deck) and elevator. Continued erection of structural steel and deck for the grand ballroom and parking deck; began installation of the exterior monumental stair; continued work in the northwest electrical vault and main switchgear room; installed sanitary sewer line to Washington Avenue main.
- Exhibit Halls A and B: Completed the slab for Hall A; began masonry column wrap; began pulling electrical cables in floor boxes; continued floor box installation and underground utilities throughout Hall B; began slab pours in Hall B; completed chill water piping and insulation.

- East Concourse: Continued plywood close in and weather tightening east concourse exterior; Installing of walls and canopy/ceilings; Installation of north & south stair assemblies. Installing piping, fan coil units, air conditioning duct-work, storm water lines, domestic water, gas piping, and chill water pipe on 1st & 2nd levels.
- Site work: Continued concourse exterior sidewalk demolition and cleanup; installation of stucco on exterior; began forming stairs and ramps on Washington Avenue entrances.

OWNER COSTS

A total of \$41.5 million, or 62.51%, of the owner cost budget has been expended to date. The high percentage is due to the inclusion of design as a large component of Owner's Cost and a \$7 million transfer of funding to the City's Art in Public Places (AiPP) fund. For a full detailed breakdown of the owner costs, refer to Exhibit B.

OVERALL COSTS

From an overall project perspective, just under \$168.9 million, or 29.14%, has been spent on the \$615.9 million project.

LOCAL HIRE

Clark Construction continues their commitment to maximizing workforce opportunities for City of Miami Beach and Miami-Dade County residents. A total of 2,200 workers have been employed by the project. This includes all certified payroll from October 2015 to August 31, 2016. The labor force includes full-time, part-time, and temporary labor and also includes daytime and nighttime shifts.

Attached, as Exhibit C, is a summary of the local hiring efforts to date, for Clark and its subcontractors. The current report shows a summary of all employees on the project thus far, sorted by zip code. Clark is currently 63% local hire by individual (Miami Beach, with a total of 22 employees, and Miami-Dade County with a total of 1,368).

PUBLIC INFORMATION

The City continues to dedicate efforts to advise the public of the status of the project through the City's social media outlets including Twitter, Facebook, and Constant Contact. A monthly newsletter and traffic alerts are included as part of the outreach effort. For an example of the posts for the month of August, refer to Exhibit D.

If there are any questions, please do not hesitate to contact myself or Maria Hernandez at Extension 2584.

Attachments:

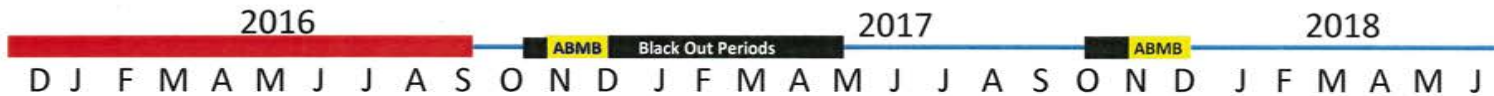
- Exhibit A – Project Dashboard and Site Photos
- Exhibit B – Budget Summary Breakdown
- Exhibit B1 – Contractor Contingency Log
- Exhibit C – Clark Construction Local Hiring Summary
- Exhibit D – Public Outreach Report

JLM / MH

Convention Center Renovation & Expansion Project Dashboard

EXHIBIT A

August 31, 2016



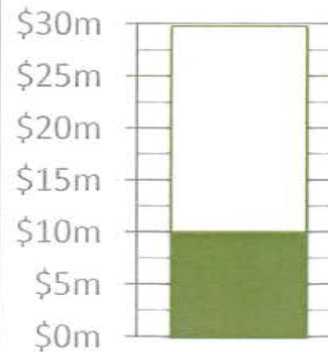
Total Project Cost



Net GMP Draw



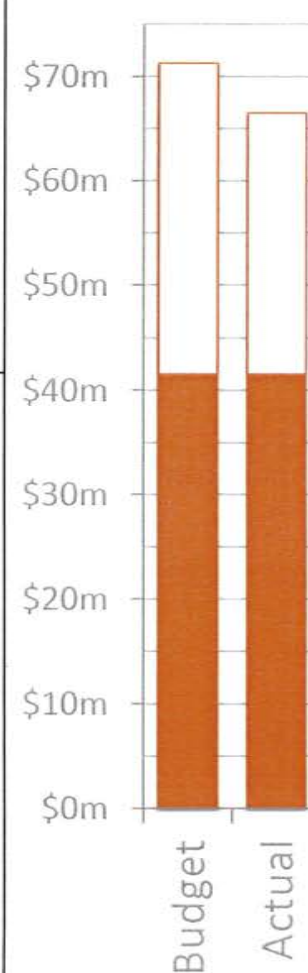
CM Contingency



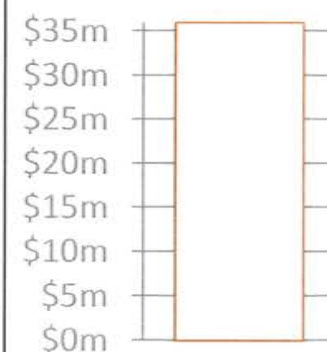
Construction Notes:

- 29.41% of the total project budget has been expended.
- 24.81% of the total GMP budget has been expended.
- \$10M of CM contingency has been utilized. Refer to LTC narrative and Exhibit B1 for description and detail.

Owner Costs



Owner's Contingency



Owner Budget Notes:

- 62.51% of owner budget has been expended.
- 0% of the owner's contingency budget has been expended.

Other Notes:

- All events have occurred as scheduled.
- GMP Reconciliation in process. Refer to LTC narrative.

Convention Center Renovation & Expansion Project Dashboard

August 31, 2016

EXHIBIT A



O-063.01
Helix 1.06.02 - View S from Grids Q.6 & 3.815



O-063.02
Stair 1.07.01 - View S from Grids 4.6 & Q.18



O-063.03
Elev 1.06.12 - View NE from G's 8 & T



O-063.04
Meeting Room 2.11.02 - View W from Grids T & 8.32



O-063.05
N Load Dock - View W from G's Q.451 & 3.68



O-063.06
Hall B - View W from Grids 18 & R



O-063.07
Exist RR 3.16.03 - View NW from Grids S.23 & 15.33



O-063.08
RR 2.26.01 & 02 - View W from G's S.82 & 22.67



O-063.09
South Addition - View E from Grids P.82 & 25

Convention Center Renovation & Expansion Project Dashboard

EXHIBIT A

August 31, 2016



O-064.01
Level 5 trusses – View S from Grids G & 1



O-064.02
Elev 2.01 & 2.02 – View W from Grids T & 2



O-064.03
Helix 1.06.02 – View W from Grids U & 6



O-064.04
NE ADA site ramp – View s from Grids U & 7



O-064.05
Restroom 2.06.06 Coiling Grill – View W at opening 2.06.05



O-064.06
East Restroom 1.16.16 ramp – View E from G's Q.75 & 17.85



O-064.07
Elev 16.02 hoist beam – View W from S.23 & 17.97



O-064.08
Hall B – View W from Grids S & 20



O-064.09
South Addition – View E from Grids P.82 & 25



EXHIBIT B

Miami Beach Convention Center Expansion & Renovation Project

Approved Budget				Dashboard Summary				
	10/7/15 Original Budget	% Total	Budget Variance	Current Forecasted Budget	Current Budget %	Current Expenses	% Spent	Balance Remaining
Trade Costs	\$410,205,803	66.62%	1,695,299	\$411,901,102	66.88%			\$411,901,102
Direct Purchase	0	0.00%	-45,853,198	-45,853,198	-7.45%			-45,853,198
Storm Water Drainage Culvert			3,309,692	3,309,692	0.54%			3,309,692
Change Orders	0	0.00%	6,094,725	6,094,725	0.99%			6,094,725
Subtotal	410,205,803	66.62%	-34,753,483	375,452,320	60.96%	89,691,403	23.89%	375,452,320
Contractor Soft Costs								
General Conditions (Clark Staffing)	24,465,886	3.97%	0	24,465,886	3.97%	7,400,000	30.25%	17,065,886
General Requirements	14,760,103	2.40%	1,657,798	16,417,901	2.67%	5,641,787	34.36%	10,776,114
Payment & Performance Bond	3,708,000	0.60%	-534,429	3,173,571	0.52%	3,173,571	100.00%	0
GL Insurance	1,807,650	0.29%	48,756	1,856,406	0.30%	496,589	26.75%	1,359,817
CMr Fees (3.8%)	17,288,003	2.81%	496,219	17,784,222	2.89%	4,281,551	24.07%	13,502,671
CCIP GL Wrap	0	0.00%	4,740,576	4,740,576	0.77%	4,740,576	100.00%	0
CM Contingency	29,747,613	4.83%	-10,079,621	19,667,993	3.19%	148,999	0.76%	19,518,994
Base GMP	501,983,058	81.53%	-38,424,182	463,558,876	75.27%	115,574,476	24.93%	437,675,803
Other GMP Items (Including all mark ups)								
P-Lot Park (allowance)	10,000,000	1.62%	0	10,000,000	1.62%	0	0.00%	10,000,000
Storm water Drainage Culvert	3,475,000	0.56%	-3,475,000	0	0.00%	0	0.00%	0
Subtotal	13,475,000	2.19%	-3,475,000	10,000,000	1.62%	0	0.00%	10,000,000
Total GMP (Clark)	515,458,058	83.72%	-41,899,182	473,558,876	76.89%	115,574,476	24.41%	447,675,803
Direct Purchase Tax Savings	-6,000,000	-0.97%	0	-6,000,000	-0.97%	0	0.00%	-6,000,000
Total Net GMP	509,458,058	82.74%	-41,899,182	467,558,876	75.92%	115,574,476	24.72%	441,675,803
Direct Purchases	0	0.00%	45,853,198	45,853,198	7.45%	11,827,121	25.79%	34,026,078
GMP + Direct Purchases	509,458,058	82.74%	3,954,016	513,412,074	83.36%	127,401,596	24.81%	475,701,880
Owner's Cost								
City Staffing & Expenses	1,561,000	0.25%	793,318	2,354,318	0.38%	1,029,458	43.73%	1,324,860
Consultant Fees (SAG)	1,047,725	0.17%	0	1,047,725	0.17%	821,718	78.43%	226,007
Owner's Rep (Hill)	5,585,673	0.91%	0	5,585,673	0.91%	1,505,227	26.95%	4,080,446
Design Fees (Fentress)	26,669,442	4.33%	470,096	27,139,538	4.41%	23,103,294	85.13%	4,036,244
Owner's Cost Estimator (US Cost)	400,030	0.06%	66,448	466,478	0.08%	440,246	94.38%	26,232
Pre GMP CM Fee (Clark)	2,594,073	0.42%	0	2,594,073	0.42%	1,556,444	60.00%	1,037,629
Testing & Inspections	2,328,943	0.38%	0	2,328,943	0.38%	345,113	14.82%	1,983,830
Permit & Plan Reviews	2,400,000	0.39%	0	2,400,000	0.39%	1,714,580	71.44%	685,420
Other	783,526	0.13%	1,700,882	2,484,408	0.40%	442,348	17.80%	2,042,059
Other - Legal / DAP Board	63,515		150,000	213,515	0.03%	69,008	32.32%	144,508
Other - Spectra	0		500,000	500,000	0.08%	176,909	35.38%	323,091
Public Art (AiPP)	6,900,000	1.12%	160,797	7,060,797	1.15%	7,060,797	100.00%	0
MBCC FF&E	6,830,945	1.11%	250,000	7,080,945	1.15%	0	0.00%	7,080,945
Insurance:								
OCIP GL Wrap	9,000,000	1.46%	-9,000,000	0	0.00%	0		0
Builder Risk/Building (net)	1,600,000	0.26%	-450,000	1,150,000	0.19%	2,587,503	225.00%	-1,437,503
Professional Liability Umbrella	1,000,000	0.16%	-382,117	617,883	0.10%	617,883	100.00%	0
Carl Fisher Renovation Allowance	2,500,000	0.41%	1,000,000	3,500,000	0.57%	111,740	3.19%	3,388,260
Subtotal	71,264,872	11.56%	-4,740,576	66,524,296	10.80%	41,582,267	62.51%	24,942,029
Total Without Owner's Contingency	580,722,930	94.31%	-786,560	579,936,370	94.17%	168,983,863	29.14%	472,617,832
Owner's Contingency	35,000,000	5.68%	934,009	35,934,009	5.83%	0	0.00%	35,934,009
Total Owner's Contingency	35,000,000	5.68%	934,009	35,934,009	5.83%	0	0.00%	35,934,009
Total Budget With Owner's Contingency	\$615,722,930	99.99%	\$147,449	\$615,870,379	100.0%	\$168,983,863	29.14%	\$508,551,841

1. The property insurance portion of the Builders Risk policy to be reimbursed \$2,000,004 by CMB Risk Dept.
2. The bond offering resulted in additional proceeds that were not included in the original budget. This amount has been added to the Owner's Contingency.
3. A portion of the savings from insurance was allocated to AiPP to provide for actual costs. Pursuant to Sec. 82-587 of the CMB Code, the total amount allocated to AiPP has been transferred to the Art in Public Places Fund.
4. The remaining insurance savings is temporarily allocated to "Other" until other budget line items are refined.
5. Insurance Savings as a result of implementing a CCIP (Contractor Controlled Insurance Program) rather than an OCIP (Owner Controlled Insurance Program)
6. A portion of the savings from insurance was allocated to City Staffing to cover costs from Fiscal Year 2014 through December 2018. The previous budget estimate included only Fiscal Years 2015 through part of 2018.
7. Additional Cost Estimating services to support GMP reconciliation negotiations with Construction Manager and it's subcontractors.
8. Savings from Clark Bond on Direct Purchases executed to date. These savings are added to Owner's Contingency.
9. \$4.7M in general liability insurance was originally to be purchased directly by the owner, but was actually purchased by the contractor. Also refer to Footnote No. 5.
10. Total use of Contractor Contingency to Date. Refer to Exhibit B1 for detailed summary.
11. Additional design fees required for re-grading of streets, GMP reconciliation services, additional site visits, and culvert and CC drive re-design..
12. Additional Costs for Dispute Avoidance Panel and outside legal counsel.
13. Moving expenses, parking fees and other expenses for relocation of building operator for approximately 18 months.
14. Costs for additional lift equipment for curtainwall maintenance not originally budgeted.
15. Estimate for raising the building to account for sea level rise, not previously accounted for.

EXHIBIT B1
Miami Beach Convention Center Expansion & Renovation Project
Construction Manager's (CM) Contingency Report
Through August 2016

SUMMARY

Total CM Contingency **\$29,747,613.00**

USES

May 2016 **	\$ 3,516,099.28
Jun 2016	\$ 3,539,694.47
Jul 2016	\$ 2,345,812.72
Aug 2016	\$ 678,014.32
Sep 2016	
Oct 2016	
Nov 2016	
Dec 2016	
Total Uses	10,079,620.78

REMAINING CM CONTINGENCY

\$19,667,992.22

Trade Contract Buyout

MONTH	SUBCONTRACTOR	DESCRIPTION	AMOUNT	MARK-Ups*	TOTAL COST
MAY	ACOUSTI	Temporary Walls	\$1,706,560.00	\$84,734.24	\$1,791,294.24
MAY	ALPHA DEMO	Demolition	-203,020.00	-10,080.36	-213,100.36
MAY	AMERICAN FIRE PROFF	Spray Fireproofing	-177,812.00	-8,828.73	-186,640.73
MAY	BANKER	Structural Steel	-334,138.00	-16,590.64	-350,728.64
MAY	BARING INDUSTRIES	Food Service	33,244.00	1,650.63	34,894.63
MAY	CAMARATA	Masonry	-171,200.00	-8,500.43	-179,700.43
MAY	CDPW	Dewatering	-118,399.00	-5,878.76	-124,277.76
MAY	DAVID ALLEN	Tile	-142,590.00	-7,079.89	-149,669.89
MAY	DUFFY & LEE	Carpet	-19,965.00	-991.30	-20,956.30
MAY	FORD AV	Audio/Visual	-10,642.00	-528.40	-11,170.40
MAY	HAYWOOD BAKER	Soil Stabilization	434,185.00	21,558.18	455,743.18
MAY	HONEYWELL	Low Voltage	-713,361.00	-35,419.85	-748,780.85
MAY	HUFCOR	Operable Partions	-267,272.00	-13,270.61	-280,542.61
MAY	ISEC	Expansion Joints	160,317.00	7,960.07	168,277.07
MAY	JAFFER	Dewatering - Wells	1,421.00	70.56	1,491.56
MAY	* NASH	Dewatering - Underground Utility	95,531.00	4,743.31	100,274.31
MAY	NFP	Fire Suppression	-102,500.00	-5,089.34	-107,589.34
MAY	RITE HITE	Loading Dock	-6,600.00	-327.70	-6,927.70
MAY	R&M	Structural Concrete	1,115,752.00	55,399.40	1,171,151.40
MAY	SPECIFIED ARCH SYS	Operable Partions	-4,568.00	-226.81	-4,794.81
MAY	TECTA	Roofing	9,075.00	450.59	9,525.59
MAY	TRIDENT	Resilient Flooring	-25,560.00	-1,269.11	-26,829.11
MAY	WON DOOR	Operable Doors	5,650.00	280.53	5,930.53
MAY	WPM	Site Civil	1,164,378.00	57,813.78	1,222,191.78
SUBTOTAL			2,428,486.00	120,579.36	2,549,065.36
JUNE	LOUVERS (Nash Mech.)	Louvers	-433,354.00	-21,516.92	-454,870.92
JUNE	WPM	Site Civil	-429,292.00	-21,315.24	-450,607.24
SUBTOTAL			-862,646.00	-42,832.16	-905,478.16
JULY	ACOUSTI	Temporary Walls	4,480.00	222.44	4,702.44
JULY	AERIAL PHOTOGRAPHY INC.	Aerial Job Site Photos	43.00	2.14	45.14
JULY	GEOSYNTEC	Environmental Consultant	5,800.00	287.98	6,087.98
JULY	MICHEAL WOOD	FDEP Consultant	10,200.00	506.45	10,706.45
JULY	MODSPACE	Owner Trailer	-3,197.00	-158.74	-3,355.74
JULY	GOAL ASSOCIATES	MOT	46,500.00	2,308.82	48,808.82
JULY	SMITH FENCE	Fencing	-367.00	-18.22	-385.22
JULY	TR PERMITTING	Permitting	66,000.00	3,277.04	69,277.04
SUBTOTAL			129,459.00	6,427.91	135,886.91
AUGUST	NO CHANGES			0.00	0.00
SUBTOTAL			0.00	0.00	0.00
TOTAL SINCE INCEPTION			\$1,695,299.00	\$84,175.11	\$1,779,474.11

Trade Costs					
MONTH	SUBCONTRACTOR	DESCRIPTION	AMOUNT	MARK-Ups*	TOTAL COST
MAY	Baring Industries	Temporary Kitchen	\$321,004.66	\$0.00	\$321,004.66
MAY	* CDPW	Cost associated with dewatering due to the tremmie seal pumping water disposal - Initial set up and monthly disposals.	186,092.37	9,239.87	195,332.24
MAY	* HAYWOOD BAKER	Additional costs for soil stabilization at the northwest Florida Power & Light vault that was unable to be quantified at the time of GMP.	23,000.00	1,142.00	24,142.00
MAY	* HJ FOUNDATION	Additional costs for soil stabilization at the northwest Florida Power & Light vault that was unable to be quantified at the time of GMP.	33,846.80	1,680.56	35,527.36
MAY	* HJ FOUNDATION	Additional costs for soil stabilization at the northwest Florida Power & Light vault that was unable to be quantified at the time of GMP.	38,823.07	1,927.65	40,750.72
MAY	HONEYWELL	Building Separation	289,721.73		289,721.73
SUBTOTAL			892,488.63	13,990.08	906,478.71
JUNE	ACOUSTI	Additional costs for the mechanical fastening of the insulation due to inability to remove via air compressors by demo subcontractor	300,000.00	14,895.62	314,895.62
JUNE	ALPHA WRECKING	INTERM FUNDING - costs associated with extended dump hours, additional demolition or parapet walls, structural members abd block removal	420,000.00	20,853.87	440,853.87
JUNE	BARRING INDUSTRIES	Cost reallocated to CM expense	-321,004.66	0.00	-321,004.66
JUNE	CDPW	Cost associated with dewatering due to the	89,312.00	4,434.53	93,746.53
JUNE	HARMON	INTERM FUNDING - Costs associated with the design and engineering associated with modifications to the exterior of the building	160,000.00	7,944.33	167,944.33
JUNE	HONEYWELL	Cost reallocated to CM expense	-289,721.73	0.00	-289,721.73
JUNE	HJ FOUNDATION	INTERM FUNDING - Costs for work in place associated with the additional piles and ties from the design completion	141,000.00	7,000.94	148,000.94
JUNE	JAFFER	INTERM FUNDING - Costs associated with the 3 additional dewatering required for the project	85,000.00	4,220.43	89,220.43
JUNE	NASH	Additional dewatering costs associated with the temporary FPL ductbank being routed from Washington Ave to NW FPL Vault	221,426.00	10,994.26	232,420.26
JUNE	NASH	INTERM FUNDING - Costs associated with work in place for replacement of the existing restrooms, misc material changes to the sanitary, storm and chilled water systems made during design completion, and new duct Heaters	500,000.00	24,826.04	524,826.04
JUNE	NATIONAL FIRE PROTECTION	INTERM FUNDING - Costs associated with work in place for the implementation and installation of the higher density sprinklers requested by the AHJ	400,000.00	19,860.83	419,860.83
JUNE	ROBINS & MARTIN	INTERM FUNDING - Costs for completed work for tremmie seals as requested by CM and rebar bending; costs for work in place including structural changes to the vault, shearwalls, footings and elevated beams.	2,000,000.00	99,304.14	2,099,304.14
SUBTOTAL			3,706,011.61	214,334.98	3,920,346.59

JULY	ALPHA WRECKING	INTERM FUNDING - costs associated with	330,000.00	16,385.18	346,385.18
JULY	ALPHA WRECKING	Deletion of scope for the removal of the insulation.	-396,962.00	-19,709.99	-416,671.99
JULY	CAMARATA	Deletion of integral water repellant per contract	-163,000.00	-8,093.29	-171,093.29
JULY	FL CIVIL	Dewatering permit	23,452.21	1,164.45	24,616.66
JULY	MC DEAN	INTERM FUNDING -FPL ductbank	250,000.00	12,413.02	262,413.02
JULY	MC DEAN	INTERM FUNDING - Costs for completed work for electrical changes to the FPL vaults and camera infrastructure.	500,000.00	24,826.04	524,826.04
JULY	ROBINS & MARTIN	INTERM FUNDING - Costs for completed work for structural changes to the vault, shearwalls, footings and elevated beams.	700,000.00	34,756.45	734,756.45
JULY	WPM / R&M	FINE GRADING - SCOPE CHANGE	-766.71	-38.07	-804.78
	<u>SUBTOTAL</u>		<u>1,242,723.50</u>	<u>61,703.80</u>	<u>1,304,427.30</u>
AUGUST	JAFFER	ADDITIONAL DRAINAGE WELLS - PHASE 2	358,500.00	17,800.27	376,300.27
AUGUST	TRU-STEEL	MISCELLANEOUS METALS SCOPE	50,000.00	2,482.60	52,482.60
	<u>SUBTOTAL</u>		<u>408,500.00</u>	<u>20,282.87</u>	<u>428,782.87</u>
<u>TOTAL SINCE INCEPTION</u>			<u>\$6,249,723.74</u>	<u>\$310,311.73</u>	<u>\$6,560,035.47</u>

General Requirements

MONTH	SUBCONTRACTOR	DESCRIPTION	AMOUNT	MARK-Ups*	TOTAL COST
MAY	* GEOSYNTEC	DERM APPROVAL	\$57,690.75	\$2,864.47	\$60,555.22
	<u>SUBTOTAL</u>		<u>57,690.75</u>	<u>2,864.47</u>	<u>60,555.22</u>
JUNE	LIFE SAFETY	Costs associated with the separation and life safety costs	500,000.00	24,826.04	524,826.04
	<u>SUBTOTAL</u>		<u>500,000.00</u>	<u>24,826.04</u>	<u>524,826.04</u>
JULY	ACOUSTI	Procurement reallocation from CM for temporary wall	132,953.01	6,601.39	139,554.40
JULY	BISCAYNE ENGINEERING	Procurement reallocation from CM for Surveying	75,000.00	3,723.91	78,723.91
JULY	GEOSYNTEC	Procurement reallocation from CM for NPDES PERMITS	13,348.06	662.76	14,010.82
JULY	GEOSYNTEC	Procurement reallocation from CM for NPDES PERMITS	88,355.59	4,387.04	92,742.63
JULY	HURRICANE PROTECTION	Procurement reallocation from CM for Hurricane Preparation	50,000.00	2,482.60	52,482.60
JULY	MICHEAL WOOD	Procurement reallocation from CM for FDEP PERMITS	3,192.90	158.53	3,351.43
JULY	MODSPACE	Procurement reallocation from CM for Owner Trailer	30,893.69	1,533.94	32,427.63
JULY	OWNER COST	Reallocation from CM for Life Safety expenses (ie Fire Watch)	320,922.14	15,934.45	336,856.59
JULY	OWNER - Fentress Architects Onsite Visits	CM expense for additional Design Team site visits and alternate design configurations	148,000.00	7,348.51	155,348.51
	<u>SUBTOTAL</u>		<u>862,665.39</u>	<u>42,833.12</u>	<u>905,498.51</u>
AUGUST	BISCAYNE ENGINEERING	Procurement reallocation from CM for additional Surveying	150,000.00	7,447.81	157,447.81
AUGUST	VALLEY FIELD	Cost for the repair of damaged irrigation lines at Fillmore	1,538.00	76.36	1,614.36
AUGUST	OWNER COST	Reallocation from CM for Life Safety expenses (ie Fire Watch)	-320,922.14	-15,934.45	-336,856.59
AUGUST	OWNER COST	Reallocation from CM for Life Safety expenses (ie Fire Watch)	370,138.10	18,378.12	388,516.22
AUGUST	BRAND ENERGY	Procurement reallocation from CM for SCAFFOLDING	35,689.00	1,772.03	37,461.03

AUGUST	OWNER - Fentress Architects Onsite Visits	CM expense for additional Design Team site visits and alternate design configurations - ERROR	-148,000.00	-7,348.51	-155,348.51
AUGUST	OWNER - Fentress Architects Onsite Visits	CM expense for additional Design Team site visits and alternate design configurations - ACTUAL	148,999.00	7,398.11	156,397.11
SUBTOTAL			237,441.96	11,789.49	249,231.45
TOTAL SINCE INCEPTION			\$1,657,798.10	\$82,313.11	\$1,740,111.21
TOTALS					
	Buyout		\$1,695,299.00	\$84,175.11	\$1,779,474.11
	Trade Costs		6,249,723.74	310,311.73	6,560,035.47
	General Requirements		1,657,798.10	82,313.11	1,740,111.21
TOTAL CM CONTINGENCY USE			\$9,602,820.84	\$476,799.94	\$10,079,620.78

* Mark ups include insurance, bond and CM fees.

**May amounts are \$156,070 lower than reported in May due to the reconciliation/audit process.

EXHIBIT C



CLARK - #113451 - MIAMI BEACH CONVENTION CTR LOCAL WORKER UTILIZATION REPORT BY PROJECT

Project: #113451 - Miami Beach Convention Center
Project Code: 2015-29028
Contractor(s): Multiple Contractors
Craft(s): Multiple Crafts

From Date: 10/1/2015
To Date: 8/31/2016
Report Date: 9/29/2016

Area	Total Number of Workers	% of Total Workers	Total Hours Worked	% of Total Hours Worked	Wages w/ Benefits	Wages w/o Benefits	Number of Apprentices	Number of Journeymen	Number of Foreman	Number of Owner Operators	Number of Super
Zip Lists											
Miami Beach	22	1.00 %	7,512.83	1.14 %	\$185,283.96	\$179,499.25	1	21	0	0	0
Miami Dade County	1,368	62.18 %	364,055.60	55.22 %	\$7,816,807.43	\$7,316,061.38	45	1323	0	0	0
Employees Not In Specified Zip Lists	810	36.82 %	287,750.90	43.64 %	\$8,304,480.84	\$7,403,788.78	30	781	0	1	0
Demographic Profile											
African American	474	21.55 %	124,013.00	18.81 %	\$2,100,038.55	\$2,033,229.90	15	459	0	0	0
Native American	1	0.05 %	214.50	0.03 %	\$5,360.96	\$5,360.96	0	1	0	0	0
Asian	7	0.32 %	302.00	0.05 %	\$7,957.27	\$7,698.27	0	7	0	0	0
Hispanic	946	43.00 %	273,752.53	41.52 %	\$6,408,925.62	\$6,177,832.40	7	939	0	0	0
Caucasian	259	11.77 %	66,050.16	10.02 %	\$2,173,877.91	\$1,793,195.87	12	246	0	1	0
Other	513	23.32 %	194,987.14	29.57 %	\$5,610,411.91	\$4,882,032.01	42	473	0	0	0
Male	2127	96.68 %	641,615.23	97.31 %	\$15,897,449.85	\$14,548,360.10	76	2052	0	1	0
Female	73	3.32 %	17,704.10	2.69 %	\$409,122.38	\$350,989.31	0	73	0	0	0
Total Employees	2,200		659,319.33		\$16,306,572.23	\$14,899,349.41	76	2125	0	1	0



EXHIBIT D

MIAMI BEACH CONVENTION CENTER



August 2016 - Social Media/Newsletter Report

Miami Beach Convention Center Renovation Project Prepared by:



INFINITE SOURCE
COMMUNICATIONS GROUP

Public Information Officer, Monica Diaz

Social Media Posts for August 2016: Twitter/Facebook



Miami Beach Convention Center

1 August · 🌐

General Manager, Matt Hollander and Guest Services Manager, Jac White check out the progress of Hall A of the Miami Beach Convention Center! #MBCCFuture #MiamiBeachConventionCenter #MiamiBeach #renovation



👍 Like 💬 Comment ➦ Share

Posted on Facebook August 1, 2016



City of Miami Beach @MiamiBeachNews · Aug 1

Check out the #MBCCFuture website for info on the project! mbccfuture.com



🔄 2 ❤️ 7 ...

Posted on Twitter August 1, 2016





Miami Beach Convention Center shared City of Miami Beach Government's photo.

18 August at 10:14 · 🌐

The north addition that will house the new Grand Ballroom in the Miami Beach Convention Center is really coming together! 🎉🎉#MBCCFuture🎉



City of Miami Beach Government
17 August at 15:15 · 🌐

👍 Like Page

The north addition that will house the new Grand Ballroom in the Miami Beach Convention Center is coming together! #MBCCFuture

👍 Like 💬 Comment ➦ Share

Posted on Facebook August 18, 2016

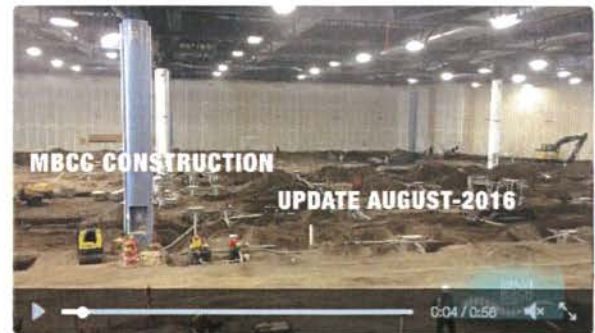


MiamiBeachConvCenter Retweeted



City of Miami Beach @MiamiBeachNews · Aug 25

Want to check out the current status of how @TheMiamiBeachCC looks? Check out our montage video #MBCCFuture



🔍 5 ❤️ 10 ⋮

Posted on Twitter August 25, 2016



Miami Beach Convention Center shared City of Miami Beach Government's photo.
29 August at 16:28 · 🌐

Time is ticking! Be sure to check our website for more project details
#MBCCFuture www.mbccfuture.com

MIAMI BEACH CONVENTION CENTER

PROJECT TIMELINE

OCTOBER 2015	DECEMBER 2015	DECEMBER 2016	DECEMBER 2017	2018
Public Unveiling	Phase 1 Commencement	Phase 2 Commencement	Phase 3 Commencement	Park Completion

City of Miami Beach Government
29 August at 13:23 · 🌐

Time is ticking! Be sure to check our website for more project details #MBCCFuture
Miami Beach Convention Center www.mbccfuture.com

👍 Like 💬 Comment ➦ Share

Posted on Facebook August 29, 2016

Miami Beach Convention Center
29 August at 10:08 · 🌐

Hall A is quickly transforming into a functional event space! We're nearly ready to host Art Basel in December! #MBCCFuture
#MiamiBeachConventionCenter #MiamiBeach

👍 Like 💬 Comment ➦ Share

👍 5

Posted on Facebook August 29, 2016



Newsletter & Infographic: Sent Through Constant Contacts

Miami Beach Convention Center Renovation & Expansion Project August 2016 Newsletter



Milestone Update

As summer comes to an end, our Miami Beach Convention Center Project continues to strive for the next big milestone. The contractor has made vast improvements on the interior and exterior work of the Convention Center. The structural steel has been put in place for the new Grand Ballroom and the concrete floor for Halls A & B is already underway! Check out the image below of the future Grand Ballroom! Stay tuned for more updates.



Construction Update

Beginning Saturday, August 20, 2016, the contractor on the project will re-open the roadway along Washington Avenue from 19 Street to Dade Boulevard. The new traffic shift will be on the east side of Washington Avenue as one northbound and southbound travel lane in each direction, between 18 Street and 21 Street. This traffic shift is scheduled to re-open by November 2016.

On-going Work:

- Installing structural steel in Halls A & B and in the new Grand Ballroom
- Installing concrete walls and door frames
- Installing escalators inside the East Concourse
- The traffic shift along Washington Avenue between 18 Street and 20 Street will remain in place
- The road closure from 19 Street to Dade Boulevard will remain in place

Upcoming Work:

- Installing finishes in Halls A & B

Increased noise will occur at various locations during the duration of the project. The contractor has implemented noise reduction measures to minimize the impact to the community.

This schedule may change due to inclement weather and/or any other unforeseen circumstances.



Welcoming The New North Addition & Grand Ballroom

As a part of the Convention Center Project, the City will be implementing a new addition to the Convention Center building. The new addition will house the grand ballroom which is currently under major construction. With the structural steel already in place, it is much easier to vision this new addition! The new grand ballroom will be located at the north side of the building that will be overlooking a beautiful green garden space which will also be completely renovated. The metal fins alongside the exterior of the building will allow natural light but also act as shading devices necessary for sun protection.

